



# FOR LEASE

UNIT 102, 174 LEVA AVENUE, RED DEER COUNTY, AB





#### **LOCATION**

Gasoline Alley West



#### **LEGAL DESCRIPTION**

Plan 8121555, Block 2, Lot 2



#### **LEASE RATE**

Base Rent: \$27.00 PSF  
NNN: \$9.50 PSF



#### **UNIT SIZE**

900 SF



#### **ZONING**

C2 - Highway Commercial District



#### **MONTHLY RENT**

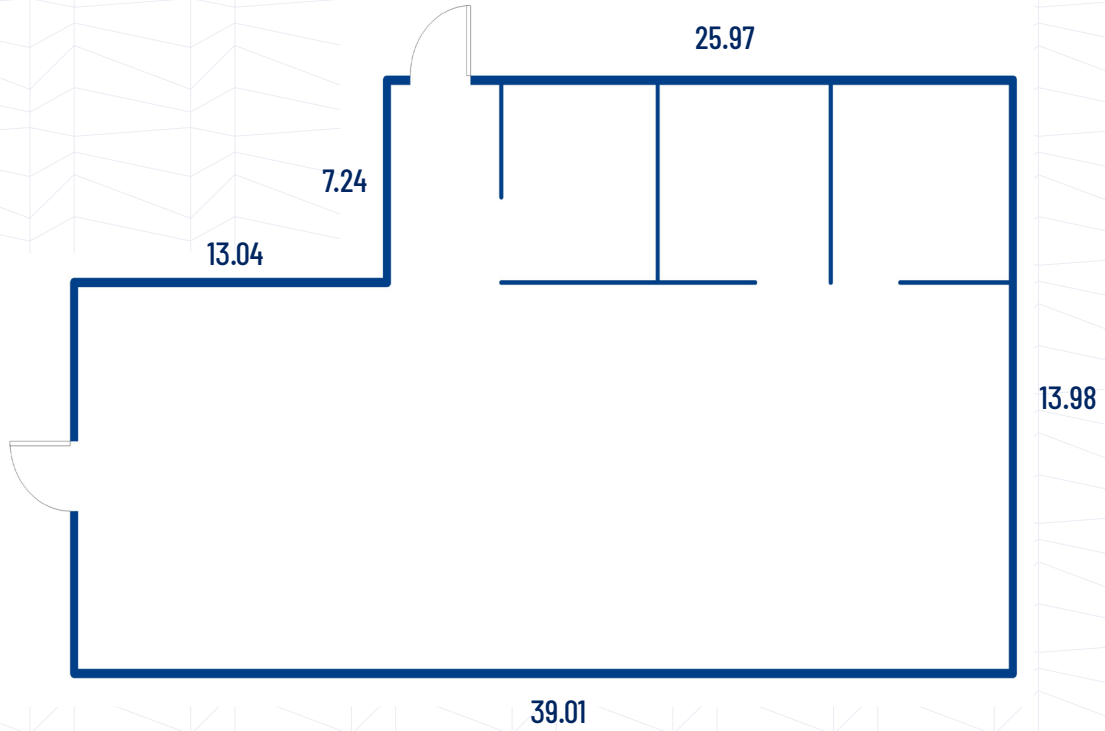
\$2,737.50 (est.)

## PROPERTY DETAILS

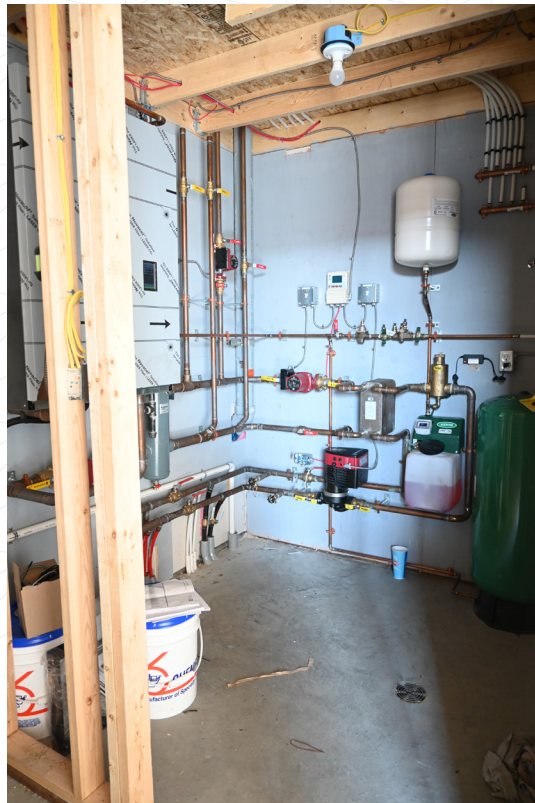
Retail location in the new shopping centre right by the entrance into Gasoline Alley. Just under 900 SF available, ideal for a food and beverage facility such as a pizza shop, small office or retail store. Bathroom has been completed to a rough in stage, and make up air will be installed on top of the building. Pylon sign rent is \$250/month. Immediate possession available.

Anchored by Dairy Queen, Sweet Market Candy Store, Esso and Canna Cabana.

# Floor Plan



*\*diagram is not to scale*







**SUBJECT  
PROPERTY**

**BDO**

**COSTCO  
WHOLESALE**

**PRINCESS AUTO**

**STAPLES**

**Carl's Jr.  
CHARBROILED BURGERS**

**LEVA AVENUE**

**DEI HIGHWAY**

**A&W**



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